MUNICIPAL HOUSING STATEMENT

VILLAGE OF ELORA

JULY, 1984

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SUMMARY

By resolution dated May 16, 1983, the Corporation of the Village of Elora requested that the Ministry of Municipal Affairs and Housing prepare a Municipal Housing Statement on its behalf. As part of this study, an Assisted Housing Survey was conducted in the Village of Elora. The Townships of Nichol and Pilkington also agreed to take part in the survey. The Assisted Housing Survey was conducted to review the housing needs of senior citizens and families in the area.

The Village of Elora is located in Wellington County on the Elora-Guelph Road, 5 kilometers from Highway #6 and Fergus and 18 kilometers from Guelph. It is approximately 105 kilometers west of Toronto to Elora, and is located north of Waterloo.

The economy of the Village is very dependent on Business and Personal Services and Manufacturing. The two major employers of Elora are Wellington Terrace and Simmons Ltd. However, it is estimated that 80% of the population commutes to centres other than Elora for employment.

The population has increased over the last few years. The 1982 assessed population was 2,604. It is projected that by 1989 the population will be 2,884.

Approximately 75.3% of the housing in Elora is owner-occupied and the majority is single-detached (75%). Rental units decreased by .9% between 1976 and 1981 to represent 25% of the housing stock. Approximately 46% of the existing housing stock was built prior to 1946. The estimated value of a new single-detached home ranges from $65,000 to $72,000.

The average family income for 1983 is approximately $32,270, which is below the Provincial average of $35,750. However, an affordability analysis indicates that new and older homes are within the financial means of the average family at current interest rates (14-15%).

Based on the Assisted Housing Survey, it has been determined that there is a need and demand for 0 to 2 rent-geared-to-income and 8 to 10 market rent units for senior citizens, and 2 to 4 rent-geared-to-income and 8 to 10 market rent units for families, to July, 1985.

MUNICIPAL HOUSING STATEMENT

VILLAGE OF ELORA

A. INTRODUCTION

A.1 Objective

The purpose of the Municipal Housing Statement is to compile background information which will assist the Village Council in determining future housing needs of the community.

The statement examines a full range of statistics relating to population, economic base, existing housing stock, land availability, and assisted housing needs. The findings are then projected over a five-year period.

It should be recognized that the projections contained in the Municipal Housing Statement serve only as a statistical guideline and are unable to account for such unpredictable variables as economic fluctuations, and changes in personal tastes and attitudes.

A.2 Background

By formal resolution dated May 16, 1983, the Council of the Village of Elora requested that the Ministry of Municipal Affairs and Housing prepare a Municipal Housing Statement on its behalf. An Assisted Housing Survey was undertaken as part of the statement to review the housing needs of both senior citizens and families in the Village.

Elora has an Official Plan which was partially approved (with one portion deferred) August 3, 1977. The deferral area was given approval on February 15, 1979. The Village also has a Restricted Area Zoning By-law which received Ontario Municipal Board approval on February 3, 1979.

A.3 Location

The Village of Elora is located in Wellington County on the Elora-Guelph Road, 5 kilometers from Highway #6 and Fergus and 18 kilometers from Guelph. It is approximately 105 kilometers west from Toronto to Elora, and is located north of Waterloo.

A.4 Facilities and Services

The Village of Elora is well serviced by a broad range of community and social services and institutions.

Located within the Village are two elementary public schools, a separate school and a private Boys and Girls school. Also servicing the Village and located 5 kilometers east of Elora is a secondary school. There are 3 universities within a 30 kilometer radius of Elora.

Six churches are located in Elora. Two major banks provide financial services to Elora residents.

Residents of the Village are well provided with health services located just 5 kilometers away in the Fergus Hospital. In Elora, there are 4 doctors, 2 dentists, 1 chiropractor, an optometrist and a pharmacy.

Services for senior citizens are provided by a Nursing Home and Old Age Home located in the surrounding area, a Senior Citizens Club, V.O.N. and the Elora Meals on Wheels program.

Other community facilities available to Elora residents include the Elora and District Community Centre, Elora Curling Club, a library and the Elora Gorge Park.

B. POPULATION

B.1 Municipal Population

Between 1976 and 1982 the population of the Village of Elora increased from 2474 to 2604 persons or 5.3 percent. This figure does not reflect a steady annual rate of increase. Between 1976 and 1977 the population increased to 2501, an increase of 27 persons but in 1978 it decreased to 2476, a decrease of 25 persons. In 1979 and 1980 the population peaked at 2672 persons, an increase of 7.9 percent over the previous year. These population fluctuations are shown in Table 1.

TABLE 1

ASSESSED POPULATION BY AGE GROUP
VILLAGE OF ELORA 1976-1982

Year	0 - 19		20 - 59		60+		Total
	#	%	#	%	#	%	
1976	792	32.0	1108	44.8	574	23.2	2474
1977	788	31.5	1119	44.7	594	23.8	2501
1978	787	31.8	1093	44.1	596	24.1	2476
1979	853	31.9	1207	45.2	612	22.9	2672
1980	832	31.1	1214	45.4	626	23.4	2672
1981*	-	-	-	-	-	-	-
1982	739	28.4	1226	47.1	639	24.5	2604
1976-1982 % Change	-6.69%		10.65%		11.32%		5.25%

*NOTE: Figures for 1981 not used since based on a partial survey.

Source: Municipal Assessment Data, 1976-1982.

Census statistics demonstrate a larger population, as well as a more rapid growth rate than does Municipal Assessment data. As shown in Table 2 , Census population was 2666 in 1981 which represents an increase of 762 or 40% since 1971.

TABLE 2

CENSUS POPULATION
VILLAGE OF ELORA 1971-1981

Year	Population
1971	1904
1976	2664
1981	2666

Source: Statistics Canada, 1971, 1976, 1981 Census.

B.2 Population by Age Group

During the period 1976 to 1982, the 0-19 age group experienced a decline of 53 persons or -6.69 percent. This segment also declined as a percentage of the total population from 32.0 percent in 1976 to 28.4 percent in 1982. The growth rate varied from an increase of 8.4 percent between 1978 and 1979, to a decline of -11.2 percent between 1980 and 1982.

The 20-59 year age group increased from 1976 to 1982 in both absolute and percentage terms. In 1976 there were 1108 persons (44.8%) in this age group compared to 1226 persons (47.1%) in 1982. The growth rate varied from an increase of 10.4% between 1978 and 1979 to a decline of -2.3% between 1977 and 1978.

The population 60 years of age and over also increased substantially in both absolute and percentage terms. Between 1976 and 1982 Elora experienced an increase of 65 persons or 11.3 percent within this segment of the population so that by 1982 almost one quarter of the population was age 60 or over. This trend is typical of trends throughout the Province and country, but more pronounced in Elora which acts as a retirement community for the surrounding Townships.

Changes in age structure in the Village could impact on the type of housing demanded. Housing more suitable to smaller families and older residents will probably be demanded most and therefore should be supported.

3.3 Population Projections

Table 3 projects the population of Elora to 1989, by age group, based on the Municipal Assessment data in Table 1. The projections reflect an average annual growth rate of 1.14 per cent. At this rate of increase, the population of Elora can be expected to reach 2884 persons by 1989.

TABLE 3

PROJECTED POPULATION BY AGE GROUP
VILLAGE OF ELORA 1983-1989

Year	0-19		20-59		60+		Total
	#	%	#	%	#	%	
1983	781	28.9	1265	46.9	653	24.2	2699
1984	777	28.5	1289	47.2	664	24.3	2730
1985	773	28.0	1313	47.6	675	24.4	2761
1986	769	27.5	1337	47.9	686	24.6	2792
1987	765	27.1	1361	48.2	696	24.7	2822
1988	761	26.7	1385	48.5	707	24.8	2853
1989	757	26.2	1409	48.9	718	24.9	2884

Source: Ministry of Municipal Affairs and Housing, Linear Regression

It is estimated that the age group 0-19 will increase substantially in 1983 to 781 persons and then decline slowly to 757 persons by 1989. The segment of the population 20-59 years of age is projected to continue to grow in both real numbers and proportion of the total population with 1409 persons making up 48.9 percent of the total population by 1989. The 60+ sector is also expected to increase. By 1989, 718 persons 60 years of age and over will represent 24.9 percent of the total population.

For comparative purposes, population projections have also been prepared based on Census figures. Table 4 indicates that overall growth in population may be much more rapid than projections based on Municipal Assessment data.

TABLE 4

POPULATION PROJECTIONS BASED ON CENSUS STATISTICS, 1983-1989

Year	Population
1983	2945
1984	3021
1985	3097
1986	3173
1987	3250
1988	3326
1989	3402

Source: Ministry of Municipal Affairs and Housing, Linear Regression

The preceding projections are based on trends established during the last seven to twelve years. For these projections to be considered indicative of future population levels, it must be assumed that the established trends will continue during the next five years.

B.4 Household Formation

Census statistics indicate that the average household size in the Village of Elora is declining. The average number of persons per household declined from 3.2 in 1971 to 3.0 by 1976. By 1981, it had declined further to 2.8 persons per household. Table 5 demonstrates household type and size from 1971 to 1981.

TABLE 5

PRIVATE HOUSEHOLDS BY TYPE AND NUMBER
VILLAGE OF ELORA 1971-1981

Year	Family #	Family %	Non-Family #	Non-Family %	Total	Average per Household
1971	455	79.1	120	20.9	575	3.2
1976	620	77.5	180	22.5	805	3.0
1981	670	75.3	220	24.7	890	2.8

Note: Totals may not add due to random rounding

Source: Statistics Canada, 1971, 1976 and 1981 Census.

B.5 Household Projections

Assuming that the trend of decreased household size continues, and the family/non-family percentages remain relatively unchanged, it is possible to project the number of households that will be created by 1989, as demonstrated in Table 6.

TABLE 6

PROJECTED PRIVATE HOUSEHOLDS BY TYPE AND NUMBER
VILLAGE OF ELORA, 1983-1989

Year	Family #	Family %	Non-Family #	Non-Family %	Total	Average per Household
1983	740	74.64	252	25.36	992	2.72
1984	754	74.26	261	25.74	1015	2.69
1985	767	73.88	271	26.12	1038	2.66
1986	781	73.50	281	26.50	1062	2.63
1987	793	73.12	292	26.88	1085	2.60
1988	807	72.74	303	27.26	1110	2.57
1989	821	72.36	314	27.64	1135	2.54

The decrease in average household size and the increased number of households can be explained by several trends. First of all, the tendency among families to delay child bearing and to have fewer children than was common in the past contributes greatly to the decrease in household size. Secondly, the trend of older children to leave home while still unmarried in order to live independently affects both the size and number of households in a community. Finally, the growth in the senior citizen population which is mainly comprised of one and two person households also affects both the size and number of households. In Elora, these three trends will result in an average of 2.54 persons living in 1135 households by 1989. This represents an increase of approximately 24 households per year.

If new household formation can be translated into a demand for additional housing units, approximately 24 housing units per year will be required to 1989. As indicated by the projected decrease in the average persons per household to 1989, the demand for housing will be for smaller accommodation suitable to smaller household size.

Table 7 illustrates the household composition in the Village of Elora in 1981. As shown, the majority of all households were one and two person households. This also indicates that future demand could be for smaller size dwelling units.

TABLE 7

TOTAL NUMBER OF PERSONS PER HOUSEHOLD
VILLAGE OF ELORA - 1981

Number of Persons	Number of Householoholds	Percentage of Households
1	200	22.5%
2	285	32.0%
3	125	14.1%
4-5	230	25.8%
6-9	50	5.6%
10+	-	-
Total	890	100.0

Source: Statistics Canada, 1981 Census

C. ECONOMIC BASE

C.1 Employment

The Village of Elora serves as a service centre for the surrounding rural areas. Based on 1981 Census data, Business and Personal Services (36.5%), Manufacturing (30.2%) and Wholesale and Retail Trade (17.1%) together represent the major sources of employment for the Elora area. These figures indicate a small increase from the 1971 Census data for Business and Personal Services (8.44%) and Wholesale and Retail Trade (5.95%). Table 8 summarizes the 1971 and 1981 Census statistics for employment by industry.

TABLE 8

LABOUR FORCE BY INDUSTRY
VILLAGE OF ELORA - 1971, 1981

Industry Type	1971 No.	1971 %	1981 No.	1981 %
Primary Industry (agriculture, mining)	20	2.3	35	2.8
Manufacturing	305	35.7	380	30.2
Construction	65	7.6	60	4.8
Transportation (communication)	20	2.3	25	2.0
Trade (Wholesale & Retail)	95	11.1	215	17.1
Finance, Insurance & Real Estate	40	4.7	45	3.6
Business & Personal Services	240	28.1	460	36.5
Public Administration & Defence	30	3.5	30	2.4
Other	40	4.7	10	0.6
TOTAL	855	100.0	1260	100.0

Source: Statistics Canada

The two major employers of Elora are Wellington Terrace, Home for the Aged and Simmons Ltd. Wellington Terrace employs 11 males and 52 females for a total of 63 full-time employees. They also employ 71 part-time workers. Simmons Limited employ 38 males and 76 females for a total of 114 employees. According to statistics from Employment and Immigration Canada, the employment situation in Elora is quite stable.

However, the vast majority of the workforce commutes outside of the Village for employment. Among the major areas for employment are Fergus, Guelph, Kitchener-Waterloo and Metro Toronto.

Table 9 represents the labour force activity by sex, based on information from the 1976 and 1981 Census.

TABLE 9

LABOUR FORCE ACTIVITY BY SEX - 1976, 1981
VILLAGE OF ELORA

	1976			1981		
	Male	Female	Total	Male	Female	Total
Population 15 years of age and over	930	1015	1945	910	985	1895
In Labour Force	665	395	1055	720	545	1265
Employed	650	365	1015	685	510	1195
Unemployed	15	25	40	35	35	70
Not in Labour Force	265	625	885	190	450	640
Participation Rate	71.5%	38.9%	54.2%	79.1%	55.3%	66.8%
Unemployment Rate	2.3%	6.3%	3.8%	4.9%	6.4%	5.5%

Note: Totals may not add due to random rounding.

Source: Statistics Canada - 1976, 1981 Census

The participation rate is the proportion of the total population aged 15 years and over which is active in the labour market. This includes both employed and unemployed persons. In both Census years, the participation rate for men was much higher than that for women. The rates for both men and women increased over the period but the rate for females increased substantially from 38.9% to 55.3%, an increase of 16.4%.

The unemployment rate is expressed as a proportion of the participation rate. In both years the unemployment rate for women was higher than for men. Both rates increased over the five year period, however, the increase was greater for men (2.6%) than for women (0.1%).

C.2 Income

The most recent average family income statistics for the Village of Elora are for 1980 from the 1981 Census. In 1980, the average family income in Elora was $25,270. This was approximately 11 percent below the Provincial average family income of $28,002 for the same year.

In estimating current year incomes for specific municipalities, it can generally be assumed that the incomes of families within the specific municipalities have kept pace with increases elsewhere in the Province. Based on this assumption, the average family income for Elora in 1983 is estimated to be $32,270. This figure is below the provincial estimate of $35,750.

TABLE 10

AVERAGE FAMILY INCOME PROJECTED FROM 1980-1983
VILLAGE OF ELORA

Average Ontario Family Income (1983) (estimated)	$35,750	= 1.277
Average Ontario Family Income (1980)	$28,002	
Average Elora Family Income (1980)	$25,270	
Average Elora Family Income (1983) (estimated)	$25,270 x 1.277 = $32,270	

Sources: Statistics Canada, 1981 Census
Ministry of Municipal Affairs and Housing Estimate.

Table 11 provides information on the distribution of private household income from the 1981 Census. These figures include both family and non-family (single person) households.

TABLE 11

DISTRIBUTION OF PRIVATE HOUSEHOLD INCOME - 1980
VILLAGE OF ELORA

$	No.	%
Less than 5,000	65	7.2
5,000 - 9,999	140	15.5
10,000 - 14,999	150	16.7
15,000 - 19,999	90	10.0
20,000 - 24,999	145	16.1
25,000 - 29,999	115	12.8
30,000 - 39,999	125	13.9
40,000 plus	70	7.8
	900	100.0

Source: Statistics Canada, 1981 Census

Note: Totals may not add due to random rounding.

Based on this income distribution, it is apparent that some households may be experiencing financial hardship.

D. LAND ACTIVITY

D.1 Planning Policies

The Official Plan of the Village of Elora was approved (with one portion deferred) on August 3, 1977. The deferred area was approved by the Minister on February 15th, 1979. Following introduction of the new Planning Act in 1983, a new Official Plan is being prepared for the Village by the Wellington County Planning and Development Department. To date, the background study has been completed.

The Village also has a Restricted Area Zoning By-law which received Ontario Municipal Board approval on February 3, 1979.

D.2 Development

Recently there has been some subdivision activity in Elora. At present there are two subdivision applications on file with the Ministry of Municipal Affairs and Housing. The first received draft approval in April, 1981 and will result in 249 single family and 60 semi-detached lots. The second location received draft approval in November of 1983 and will result in 166 single lots.

If both of these applications are approved and proceed, the resulting 415 single and 60 semi-detached lots will be more than sufficient to meet the need generated by the estimated 24 new households each year to 1989.

D.3 Water and Sewage Services

The Ministry of the Environment reports that the total capacity of the municipal water system is approximately 504,000 IGPD. The current maximum daily usage is approximately 428,000 IGPD. Discussions are presently underway regarding expansion and upgrading of the system, probably by the addition of one new well. Iron and sulphate in wells cause some taste, odour and discoloration problems.

The sewage treatment system is the activated sludge type and has a total capacity of 3.0 $10^3 m^3$. The current usage is approximately 1.266 $10^3 m^3$, which includes some capacity which has been assigned to the Salem area (Nichol Township). There was an expansion three years ago and the system should have capacity for a number of years.

E. HOUSING

E.1 Housing Stock and Condition

Based on Statistics Canada and Municipal records, it is estimated that there are currently 905 housing units in Elora. Of this number, approximately 468 were built prior to 1946. Since these units are over thirty-five years old, it can be reasonably assumed that a number may be in need of some form of rehabilitation. Between 1971 and 1981, 250 new units were added to the housing stock. In the past three years, only 15 additional units have been built.

TABLE 12

NUMBER OF DWELLING UNITS BY PERIOD OF CONSTRUCTION
VILLAGE OF ELORA

Period of Construction	Total	Percent
Before 1946	415	45.9%
1946 - 1960	85	9.4%
1961 - 1970	140	15.4%
1971 - 1981*	250	27.6%
1981 - 1983**	15	1.7%
TOTAL	905	100.0

* To May 31, 1981

** From June 1, 1981 to December 31, 1983

Source: Statistics Canada - 1981 Census and Municipal Records

E.2 Dwelling Units by Type and Tenure

In 1976, 71.9 % of the housing stock in Elora was comprised of single-detached homes. This was much higher than the Provincial average of 56.7% for the same year. By 1981, the Village's proportion of single-detached homes and the Province's had increased slightly with the Village's increasing at a higher rate (2.8%) than the Province's (0.3%).

Single attached units represented 7.5% of Elora's housing in 1976 compared to 11.3% Provincially. This gap increased by 1981 when 7.3% of Elora's and 12.9% of Ontario's housing stock was made up of single attached units.

In 1976 the proportion of apartment units in Elora, at 20.6%, was substantially below the Ontario average of 31.1%. By 1981, both the proportion of apartment units in Elora and the Provincial average had decreased. Elora decreased by 2.6% to 18.0% and the Provincial average decreased 1.8% to 29.3%.

The increase in the number of dwelling units between 1981 and 1983 was so small as to have a minimal effect on the percentages of each housing type found in the Village.

TABLE 13

DWELLING UNITS BY TYPE AND TENURE - 1976, 1981
VILLAGE OF ELORA

TYPE	1976			1981		
	Elora		Ontario	Elora		Ontario
	#	%	%	#	%	%
Single Detached	575	71.9	56.7	665	74.7	57.0
Single Attached	60	7.5	11.3	65	7.3	12.9
Apt. & Duplexes	165	20.6	31.1	160	18.0	29.3
Mobile Homes	-	-	.9	-	-	.8
TOTAL	800	100.0	100.0	890	100.0	100.0
TENURE						
Own	595	74.4	63.6	670	75.3	63.3
Rent	205	25.6	36.4	220	24.7	36.7
TOTAL	800	100.0	100.0	890	100.0	100.0

Note: Totals may not add due to random rounding.

Source: Statistics Canada, 1976 and 1981 Census.

As shown in Table 13, there was no increase in the single attached, apartment and duplex units between 1976 and 1981. The only increase was in single detached units where 90 additional homes were constructed over the five year period. As a result, there was a slight increase in the proportion of owner-occupied units between 1976 and 1981. This increase of 0.9% was in contrast with the Provincial average which declined 0.3% over the same period. As a result of this increase, the proportion of rental accommodation in Elora declined from 25.6% to 24.7% so that by 1981 the proportion of rental units was one-third less than the Provicial average.

E.3 Housing Market and Affordability

The market value of a new single-detached home in Elora is estimated to be between $65,000 and $72,000. An older home in good condition would have a market value between $52,000 and $65,000.

Based on an average family income of $32,270 in the Village of Elora, Table 14 displays the cost of a house which would be affordable to the average Elora family, at various interest rates. In making these calculations, it is assumed that shelter costs should not exceed 30% of gross income. A 10% down payment is provided, and average yearly taxes amount to approximately $1,000 for new homes and $750 for older homes.

TABLE 14

AFFORDABILITY ANALYSIS

Interest Rate (%)	House Price	
	New	Older
11%	$83,547	$85,914
12%	$77,931	$80,138
13%	$72,946	$75,013
14%	$68,505	$70,446
15%	$64,532	$66,360
16%	$60,962	$62,692
17%	$57,749	$59,385
18%	$54,840	$56,394
19%	$52,200	$53,679
20%	$49,795	$51,206
21%	$47,598	$48,947

The Table shows that at interest rates up to 15%, a new home would be affordable to the average Elora family. Older, resale homes would be affordable at interest rates as high as 18-19%. Therefore, at current interest rates of 14-15%, both new and resale homes are within the financial means of the average Elora family.

However, some families with incomes substantially below the average may be experiencing difficulty purchasing a home in Elora.

In 1981, rental accommodation comprised one quarter of the housing stock. The majority of rental accommodation is in apartment type units.

An average rent for a 3-bedroom unit ranges from $375-$390 per month. Utilizing the assumption that not more than 25% of family income should be spent on rent, the average family in Elora could afford a monthly rent of $672. Therefore, there does not appear to be an affordability problem for rental accommodation in Elora.

It should be noted, however, that based on the 1981 Census data, the average income for one-person households was $8,198, or 32% that of families. With average rents in the $275-$300 range for a 1-bedroom apartment, many single persons, particularly the elderly, may experience an affordability problem.

Statistics Canada also provides an indication of housing affordability in the Village. In 1981, the average gross rent of all tenants in the Village was $233 per month and the average major payments for owners were $324 per month. Compared with total household income, 10 tenant households and 80 homeowner households were required to spend more than 25% of their gross monthly income for shelter. Approximately 10% of all private households are considered to experience some financial difficulty in meeting their shelter costs.

E.4 Rehabilitation

Generally, the housing stock in Elora appears to be in good condition. However, as has already been stated, approximately 46% of the existing housing is over thirty-five years old and may be in need of rehabilitation. According to the 1981 Census, 55 (6%) of dwellings required major repairs and 150 (16.6%) of dwellings required minor repairs. The Village has participated in the Ontario Home Renewal Program since 1981. The program is designed to assist low income homeowners upgrade their homes. To date the municipality has received $20,000 from the Ministry of Municipal Affairs and Housing, all of which has been distributed to Elora residents for the renovation of 3 units.

E.5 Housing Targets

Based on population projections and projected average household size, it is expected that an additional 143 households will be formed by 1989. Household formation will result from both a gradual increase in population, as well as a separation of existing households.

Projected on the basis of maintaining the present mix of housing type and tenure, Table 15 illustrates the housing targets to 1989.

TABLE 15

HOUSING TARGETS BY TYPE AND TENURE, 1984-1989
VILLAGE OF ELORA

	1984	1985	1986	1987	1988	1989
# of Households	1015	1038	1062	1085	1110	1135
# of Dwelling Units						
Single (74.7%)	758	775	793	811	829	848
Semi (7.3%)	74	76	78	79	81	83
Apt. (18.0%)	183	187	191	195	200	204
Other (0.0%)	Ø	Ø	Ø	Ø	Ø	Ø
Total	1015	1038	1062	1085	1110	1135
Own (75.3%)	764	782	800	817	836	855
Rent (24.7%)	251	256	262	268	274	280

Source: Ministry of Municipal Affairs and Housing Projection

It should be noted that this projection represents a maximum target based on the assumption that population increases, household size decreases and new household formation results in a demand for additional dwelling units. As the trend towards smaller households continues and the senior citizen population increases, the demand will increasingly be for smaller dwelling units.

Based on expected household growth, approximately 24 housing units should be developed per year in order to meet the demand.

F. ASSISTED HOUSING SURVEY

F.1 Background

The Ministry of Municipal Affairs and Housing conducted an Assisted Housing Survey in the Village of Elora. The Townships of Nichol and Pilkington also agreed to take part in the survey, since many of their residents relate to the Village for shopping and services. In this way, the whole catchment area for Elora was surveyed.

The purpose of the survey was to assess the need and demand for senior citizen and family housing at both rent-geared-to-income and low end of market rent levels. Based on the findings of this survey, the Village will consider the possible alternatives of providing the needed housing through one of the available assisted housing programs.

F.2 Methodology

a) Questionnaire Survey

To assess the need for assisted housing, questionnaire forms were provided to the Clerks of Elora, Nichol and Pilkington for mailing to all senior citizen households (households with at least one person 57 years of age or over) and to all tenant families.

While there are separate questionnaires for seniors and families, the information asked is similar: present shelter costs, quality of accommodation, health, income, assets (for senior citizens), number of children (for families), interest in assisted housing and other related factors. Separate covering letters accompanied the senior and family questionnaires giving an estimate of market rents for one and two-bedroom senior citizen units ($300 and $335 respectively) and for two, three and four-bedroom family units ($350, $385 and $415 respectively). Questionnaires were returned and analyzed to determine the need and demand for both rent-geared-to-income and market rental accommodation.

The questionnaire mailout took place on March 5, 1984, and was supported by advertisements placed in the Fergus-Elora News Express and the Wellington Advertiser. On March 15, 1984, a public meeting was held in Elora to discuss the survey with area senior citizens and tenant families. All respondents were asked to return the questionnaire by March 23, 1984.

When analyzing the returned questionnaires, it is assumed that the proportion of need reflected by the questionnaires returned, expressed as a percentage of the current population, will remain the same when projected over the future population. The basic analysis can be presented in the following formula:

PERCENT OF CURRENT POPULATION NEED X PROJECTED POPULATION = NEED

b) Waiting List Analysis

A waiting list analysis was also completed to determine the number of applicants that have applied to the Wellington and Guelph Housing Authority for accommodation in the Village of Elora. This portion of the analysis determines the additional demand for rent-geared-to-income units only. The names of the applicants identified by this analysis were cross-referenced with the questionnaire returns to avoid duplication within the targets identified.

Past experience has shown that the waiting list data is an accurate basis for determining unmet need for subsidized housing units. The present need is assessed on the basis of current applications. In addition, historical detail on such factors as flow of new applications, cancellations and unit turnovers is used to project the need over the next twelve month period. The basic analysis can be presented by the following formula:

PRESENT NEED + PROJECTED NEED - UNIT TURNOVER = NEED

Combining the results of the questionnaire survey plus the results of the waiting list analysis, this report identifies both the number of persons reflecting sufficient need to warrant the provision of subsidized housing and the number interested in obtaining market rent accommodation in the next twelve months.

F.3 Estimated Subsidy Costs

Tables 16 and 17 illustrate the estimated operating costs of a new senior citizen and family non-profit project constructed in 1985. The rent-geared-to-income rent revenue is estimated based on average revenues in existing O.H.C. projects. Market rent estimates are based on an appraisal of private market rents in the Village of Elora. Revenue from rent-geared-to-income units will fluctuate based on tenant mix, and, market rent levels will be adjusted with changes in the private market.

Under the Municipal Non-Profit Housing Program, the shortfall between operating costs and rent revenue is apportioned as a subsidy between the Federal and Provincial Governments. The Federal Government first provides a subsidy which effectively reduces the mortgage interest rate from current levels to 2 per cent. The Provincial Government then provides additional subsidies as required up to an amount equal to the Federal subsidy. Additional subsidy requirements are met by the Provincial and Federal Governments on a 50:50 basis. Development under other socially assisted housing may have differing cost-sharing formulas.

TABLE 16

PROJECTED SUBSIDY FOR SENIOR CITIZEN UNITS BUILT IN 1985

LOW END OF MARKET RENT UNITS:

Total Monthly Operating Cost*	$805.00
Estimated Low End of Market Rent**	317.50
Monthly Subsidy Requirement	$487.50

RENT-GEARED-TO-INCOME UNITS:

Total Monthly Operating Cost*	$805.00
Estimated Rent Revenue***	136.45
Monthly Subsidy Requirement	$668.55

Sources:

* Ministry of Municipal Affairs and Housing, Appraisal Branch. Operating costs are based on estimated new construction costs at 13.5% interest rate.

** Low End of Market Rent for 1 and 2 bedroom units. Average market rent estimated for 1 and 2 bedroom units for the Village of Elora, Ministry of Municipal Affairs and Housing, Appraisal Branch.

*** 1984 Budgets - Assisted Rental Housing Projects, Regional Housing Programs Office - Central Region.

TABLE 17

PROJECTED SUBSIDY FOR FAMILY UNITS BUILT IN 1985

LOW END OF MARKET RENT UNITS:	
Total Monthly Operating Cost*	$1,103.00
Estimated Low End of Market Rent**	367.50
Monthly Subsidy Requirement	$ 735.50
RENT-GEARED-TO-INCOME UNITS:	
Total Monthly Operating Cost*	$1,103.00
Estimated Rent Revenue***	187.50
Monthly Subsidy Requirement	$ 915.50

Sources:

* Ministry of Municipal Affairs and Housing, Appraisal Branch. Operating costs are based on estimated new construction costs at 13.5% interest rate.

** Low End of Market Rent for 2 and 3 bedroom units. Average market rent estimated for 2 and 3 bedroom units for the Village of Elora, Ministry of Municipal Affairs and Housing, Appraisal Branch.

*** 1984 Budgets - Assisted Rental Housing Projects, Regional Housing Programs Office - Central Region.

F.4 Senior Citizen Analysis

a) Area OHC Senior Citizen Housing

There are 20 Ontario Housing Corporation units for senior citizens in Elora. An additional 791 senior citizen units are available within a 30 kilometer radius of Elora, as outlined in Table 18.

TABLE 18

AREA OHC SENIOR CITIZEN HOUSING

MUNICIPALITY	DISTANCE KMS.	NO. OF UNITS	STATUS	WAITING LIST AS OF FEB. 29/84
Elora	-	20	Mgmt	2
Fergus	5	69 3	Mgmt Rent Supp.	2 (2 vacant units)
Woolwich Twp. Elmira	17	46	Mgmt	- (1 vacant unit)
Arthur	21	24	Mgmt	1 (4 vacant units)
Guelph	25	619 30	Mgmt Rent Supp.	35

Source: Ontario Housing Corporation, Field Operations

b) Area Non-Profit Senior Citizen Housing

There are no non-profit housing units for senior citizens available in the Village of Elora. However, within a 30 kilometer radius, there are 127 units, as shown in Table 19.

TABLE 19

AREA NON-PROFIT SENIOR CITIZEN HOUSING

MUNICIPALITY	PROGRAM OR AGENCY	DISTANCE KMS.	TOTAL NO. OF UNITS	NO. OF RGI UNITS	STATUS
Guelph	Guelph District Christian Home - P.N.P.	25	50	N/A	Dvmt
Drayton	Conestoga Crest Private Non-Profit	25	22	0	Mgmt
Eramosa (Rockwood)	Municipal Non-Profit	28	26	13	Mgmt
Erin Twp. (Hillsburgh)	Municipal Non-Profit	30	29	15	Mgmt

Source: Ontario Housing Corporation, Field Operations

c) Questionnaire Survey Analysis

Approximately 770 questionnaires were mailed out to senior citizen households in the Village of Elora and the Townships of Nichol and Pilkington. Of this number, 231 were returned for a response rate of 30.0%. Table 20 summarizes the degree of interest in non-profit housing by type of unit and timing.

TABLE 20

LEVEL OF INTEREST BY UNIT PREFERENCE
SENIOR CITIZENS

Degree of Interest	RGI	Market	Total No.	Total %
Total No. of Respondents			231	100.0
Less				
Not Interested			104	45.0
Incomplete/Ineligible			7	3.0
Future Interest	6	76	82	35.5
Interest in 3-5 Years	3	12	15	6.5
Interest Immediately or within 2 years	4	19	23	10.0

Since the development of a new housing project normally takes between 18 and 24 months, only those respondents who indicated an interest within 2 years are included in the analysis to determine the extent of need for housing in the area. The need of individual respondents for rent-geared-to-income housing is evaluated using the Ministry's own point rating system.

Five of the 7 questionnaires considered incomplete/ineligible were from tenants who currently reside in rent-geared-to-income accommodation.

Of the 23 respondents who expressed an interest within the 2 year time period, 19 indicated they expect to pay market rents. Only 1 of the remaining 4 who had indicated a probable need for assistance was found to be in serious need. Of the other 3 respondents who were found not to be in serious need, 2 were willing to consider a market rent unit. Table 21 summarizes the overall need for rent-geared-to-income housing.

TABLE 21

RENT-GEARED-TO-INCOME ANALYSIS
SENIOR CITIZENS

Total Interest Immediately or in 2 years (2 tenants, 2 homeowners)	4
(a) Serious Need (1 tenant)	1
(b) Some, but not serious need	3
(c) From (b) those willing to accept market rent unit	2

At this point in the analysis, there is a need for 1 rent-geared-to-income and 21 market rent units.

As it has been the experience of the Ministry of Municipal Affairs and Housing that there is a lower propensity to move among homeowners, a discounting factor of 75% has been applied to this group. Table 22 presents the need following discounting.

TABLE 22

ADJUSTED SENIOR CITIZEN DEMAND

	RENT-GEARED-TO-INCOME		MARKET RENT	
	Owners	Tenants	Owners	Tenants
# of Respondents Expressing Interest and Need	0	1	16	5
Less: Homeowner Factor (75%)	0	N/A	12	N/A
Remainder	0	1	4	5
Total	1		9	

Based on the figures shown in Table 22, there is a need for 1 rent-geared-to-income and 9 market rent units.

Table 23 projects the need for rent-geared-to-income and market rent accommodation for the next twelve months. The incidence of need among the present senior citizen households is applied to the projected number of senior citizen households.

TABLE 23

PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME AND MARKET RENT SENIOR CITIZEN ACCOMMODATION

	SERIOUS RGI	MARKET RENT
PRESENT NEED		
Total No. of respondents = 231		
Respondents considered to be in serious need (0.2% of 443 senior citizen households)	1	
Respondents interested in market rent units (2.0% of 443 senior citizen households)		9
PROJECTED DEMAND		
Estimated 450 senior citizen households by 1985		
Additional households considered to be in serious need	0	
Additional households considered to be interested in market rent		0
TOTAL DEMAND TO JULY 1985	1	9

When projected over a 12-month period, there is no additional need or demand for rent-geared-to-income and market rent units to July, 1985.

d) Waiting List Analysis

As of March 26, 1984, there were no applications on file with the Wellington and Guelph Housing Authority for senior citizen accommodation in Elora. Although there were no applications to analyze, historical data on the flow of applications, cancellations and turnover was reviewed to project the need over the next twelve months. This projection indicates that no additional senior citizen rent-geared-to-income units are required to July, 1985.

TABLE 24

PROJECTED DEMAND FOR SENIOR CITIZEN RENT-GEARED-TO-INCOME ACCOMMODATION

VILLAGE OF ELORA

Total Applications on File as of March 26, 1984	0
Projected to July, 1985	
Flow of Applications* (0.50 x 12 months)	+ 6
Cancellations of Applications* (0.17 x 12 months)	- 2
Applications on File	4
Number of Applicants in Need** (0.00%)	0
Turnover in Existing Units* (0.33 x 12 months)	- 4
New Units Under Development	0
EXCESS DEMAND OVER SUPPLY	0

* Based on past experience of the Wellington and Guelph Housing Authority from April, 1983 to March, 1984.

** Actual proportion of existing waiting list exhibiting need as of March 26, 1984.

Accuracy: Considered to be statistically accurate to ± 10 percent.

e) Total Demand for Senior Citizen Units

Based on the Assisted Housing Survey, there is a need and demand for 0 to 2 rent-geared-to-income and 8 to 10 market rent senior citizen units in the Village of Elora to July, 1985.

F.5 Family Analysis

a) Area OHC Family Housing

There are no Ontario Housing Corporation family units in Elora. However, there are 353 family units available within a 30 kilometer radius of Elora, as outlined below.

TABLE 25

AREA OHC FAMILY HOUSING

MUNICIPALITY	DISTANCE KMS.	NO. OF UNITS	STATUS	WAITING LIST AS OF FEB. 29/84
Fergus	5	18	Mgmt	19
		2	Rent Supp.	
Guelph	25	263	Mgmt	241
		70	Rent Supp.	

Source: Ontario Housing Corporation, Field Operations

b) Area Non-Profit Family Housing

There are no non-profit housing units for families in Elora. Within a 30 kilometer radius, the only available units are in the Southley Development in Guelph, which has 104 units under management.

c) Questionnaire Survey Analysis

Approximately 334 questionnaires were mailed to family tenant households in the Village of Elora and the Townships of Nichol and Pilkington. Of this number, 46 were returned for a response rate of 13.8%. Table 26 summarizes the degree of interest in non-profit housing by type of unit and timing.

TABLE 26

LEVEL OF INTEREST BY UNIT PREFERENCE FAMILIES

Degree of Interest	RGI	Market	Total No.	Total %
Total No. of Respondents			46	100.0
Less				
Not Interested			26	56.5
Incomplete/ineligible			-	-
Future Interest	4	3	7	15.2
Interest in 3-5 Years			-	-
Interest Immediately or within 2 years	7	6	13	28.3

As previously noted, only those respondents interested within a two year time period are considered in this analysis. Respondents who requested rent-geared-to-income accommodation within the two year time frame were point-rated to determine the number in need of

rental assistance. Of the 7 who requested rent-geared-to-income assistance, 3 were found to be in serious need. Of the remaining 4 respondents not considered to be in serious need, 3 indicated a willingness to accept a market rent unit.

TABLE 27

RENT-GEARED-TO-INCOME ANALYSIS
FAMILIES

Total Interest Immediately or in 2 years	7
(a) Serious Need	3
(b) Some, but not serious need	4
(c) From (b) those willing to accept market rent unit	3

All respondents to the family questionnaire were tenants, therefore no discounting for homeownership was required. Therefore, the present need for non-profit family housing is for 3 rent-geared-to-income and 9 market rent units. Table 28 examines whether the need for non-profit housing can be expected to grow in the next twelve months due to projected increases in the number of family households.

TABLE 28

PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME AND MARKET RENT FAMILY ACCOMMODATION

	SERIOUS RGI	MARKET RENT
PRESENT NEED		
Total No. of respondents = 40		
Respondents considered to be in serious need (0.5% of 572 family households)	3	
Respondents interested in market rent units (1.6% of 572 family households)		9
PROJECTED DEMAND		
Estimated 588 Family households by 1985		
Additional households considered to be in serious need by 1985	0	
Additional households considered to be interested in market rent by 1985		0
TOTAL DEMAND TO JULY, 1985	3	9

When projected over a 12-month period, there is no additional demand for assisted family housing.

Since there are no family rent-geared-to-income units in Elora, no waiting list analysis was completed. Based on the findings of the Assisted Housing Survey, there is a need for 2 to 4 rent-geared-to-income and a demand for 8 to 10 market rent family units in the Village of Elora to July, 1985.

F.6 Total Need and Demand for Assisted Housing

Based on the Assisted Housing Survey, it has been determined that there is a need and demand for 0 to 2 rent-geared-to-income and 8 to 10 market rent senior citizen units, and 2 to 4 rent-geared-to-income and 8 to 10 market rent family units, to July, 1985.

G. CONCLUSIONS

G.1 Identification of Issues

In order that both present and future housing needs of the Village of Elora are met, specific consideration should be given to the following areas of concern:

a) Based on the Assisted Housing Survey, it has been determined that there is a need and demand for 0 to 2 rent-geared-to-income and 8 to 10 market rent senior citizen units, and 2 to 4 rent-geared-to-income and 8 to 10 market rent family units to July, 1985.

b) In recent years, the senior citizen population has increased. Likewise, the average number of persons per household has decreased. This could indicate that there is a demand for dwelling units more suitable for smaller households and senior citizens.

c) Forty-six percent of the current housing stock in the Village of Elora was built prior to 1946. It may therefore be necessary to initiate additional rehabilitation efforts in order to keep older, more moderately priced housing on the market and in good condition.

d) At current mortgage interest rates of approximately 14-15%, an average family income of $32,270 per annum is sufficient to purchase a house in the $66,000 price range. The estimated price of a new home in Elora ranges from $65,000 to $ 72,000. Therefore, at current mortgage interest rates, a new home is within the financial means of the average family.

e) Based on population and household projections, there could be an additional demand for 143 residential units to 1989. There appears to be an adequate number of lots in the existing plans of subdivision to provide for the need for single family and semi-detached units. However, there are no current proposals to meet the demand for apartment units.

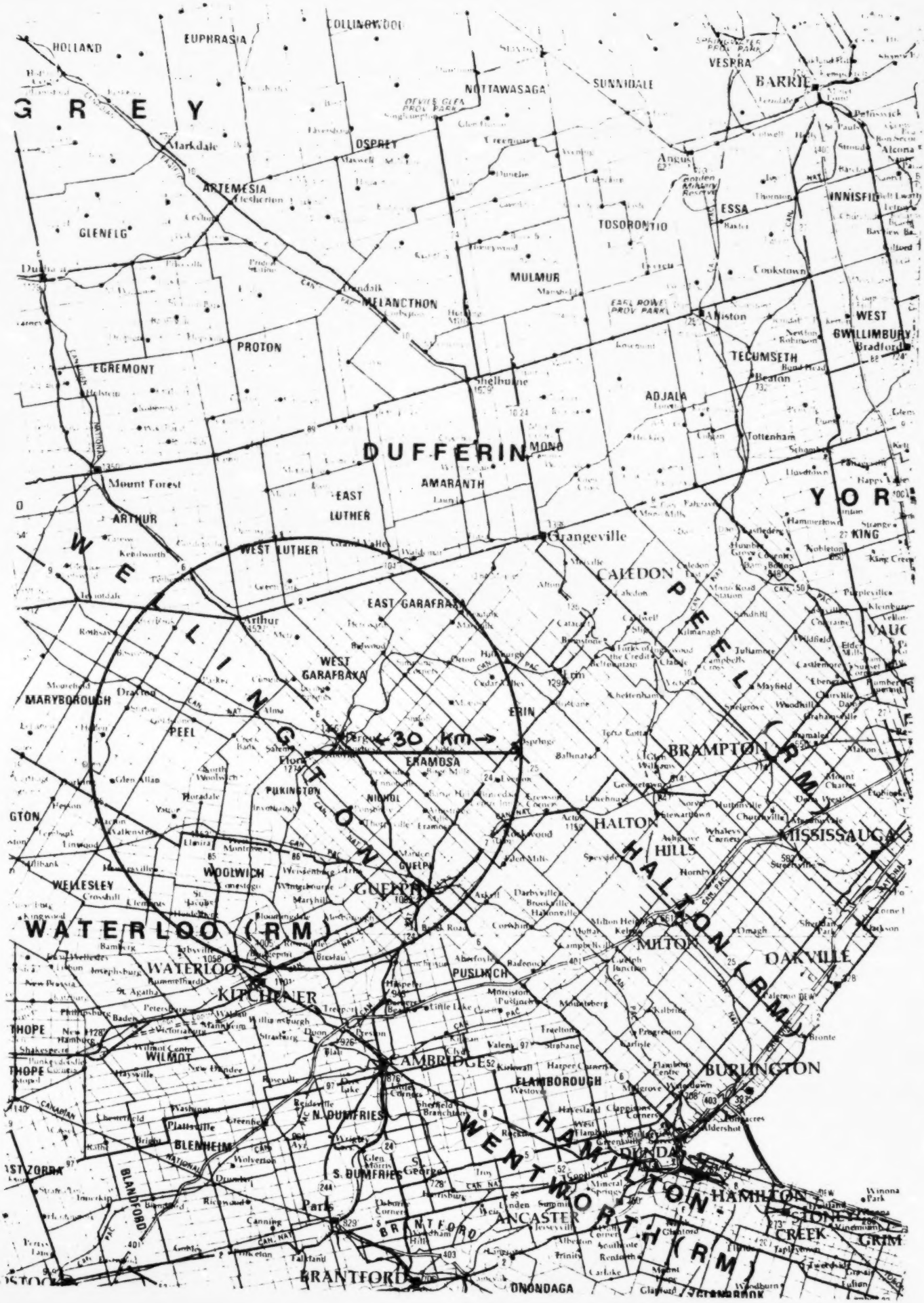
f) Many issues identified in this statement are based on projected population trends. Since many factors in the community impact on population trends, and therefore the future demand for housing, it is important to examine and monitor the changing housing market each year. This can be achieved by comparing population and household changes with the projections given in this report. In addition, the number of dwelling starts, demolitions and conversions should be monitored and compared with the best available population and household data.

G.2 Recommendations

It is recommended that the Village:

a) Consider the development of Socially Assisted Housing under one of the existing Federal or Provincial housing programs in order to satisfy the need and demand for senior citizen and family units identified in the Assisted Housing Survey.

b) Encourage the development of a diversified housing stock, taking into account the needs of senior citizens and low-income families. Consideration should be given to the conversion of larger single family dwellings or vacant properties into multiple-family dwellings, as a method of expanding the rental accommodation in the Village and utilizing out-dated properties. Any conversion proposed should be required to maintain minimum property standards in order to preserve the quality of the housing stock.


HOLLAND
EUPHRASIA
COLLINGWOOD
VESPRA
BARRIE
GREY
NOTTAWASAGA
SUNNIDALE
Markdale
OSPREY
ARTEMESIA
INNISFIL
ESSA
GLENELG
TOSORONTIO
MULMUR
MELANCTHON
PROTON
EGREMONT
WEST GWILLIMBURY
TECUMSETH
ADJALA
DUFFERIN
MONO
Mount Forest
AMARANTH
EAST LUTHER
ARTHUR
WEST LUTHER
Orangeville
CALEDON
PEEL (RM)
EAST GARAFRAXA
WELLINGTON
WEST GARAFRAXA
MARYBOROUGH
PEEL
ERIN
30 km
ERAMOSA
BRAMPTON
PUSLINCH
HALTON
HILLS
MISSISSAUGA
WOOLWICH
WELLESLEY
GUELPH
HALTON (RM)
WATERLOO (RM)
MILTON
OAKVILLE
WATERLOO
KITCHENER
CAMBRIDGE
FLAMBOROUGH
BURLINGTON
N. DUMFRIES
BLENHEIM
S. DUMFRIES
WENTWORTH (RM)
HAMILTON
ANCASTER
BRANTFORD
ONONDAGA

c) Continue to encourage rehabilitation of the existing housing stock through the utilization of existing Federal and/or Provincial rehabilitation programs and private funds.

d) Encourage area builders to provide moderate cost housing through innovative planning with emphasis given to insulation and energy conservation.

e) Encourage area builders to provide accommodation more suitable to smaller households, and an aging population, with an emphasis on the development of rental units.

f) Closely monitor the housing market in an attempt to plan sufficient and adequate housing and related services to meet the needs of the projected population.